

**MADERA COUNTY PLANNING COMMISSION
AGENDA**

ALL PERSONS REQUESTING DISABILITY- RELATED MODIFICATION OR ACCOMMODATION, INCLUDING AUXILIARY AIDS OR SERVICES MAY CONTACT THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – PLANNING DIVISION AT (559) 675-7821, 72 HOURS PRIOR TO THE PUBLIC MEETING.

REGULAR MEETING

TIME: 6:00 p.m., Tuesday, August 2, 2016

**PLACE: Board of Supervisors Chambers, Madera County Government Center,
200 West Fourth Street, Madera, California**

Chairman Ross Thornton
Vice Chairman John Reed Commissioner Larry Pistoresi
Commissioner Luis Ceja Commissioner Thomas Hurst

**All persons wishing to give testimony on quasi judicial items (noted with an *)
must sign an oath as supplied by the Planning Commission Secretary.**

CALL TO ORDER

INVOCATION
PLEDGE OF ALLEGIANCE
INTRODUCTION OF COUNTY STAFF
PLANNING COMMISSION MEETING PROCEDURES
RULES FOR PRESENTING TESTIMONY
ADMINISTER OATH FOR QUASI JUDICIAL ITEMS

TURN OFF ALL CELL PHONES

BUSINESS

Supporting documents relating to the items on this agenda that are not listed as “Closed Session” are available through the Madera County Planning Division website at <http://madera-county.com/index.php/planning-home>. The documents are also available at the Community and Economic Development Department - Planning Division, 200 West Fourth Street, Madera, CA 93637. Please note that supporting documents may be submitted after the posting of the agenda; please visit the website or the Planning Division for updates.

ELECTION OF NEW OFFICERS

Selection of the 2016/17 Chairman and Vice-Chairman.

REQUEST FOR COMMENTS FROM THE AUDIENCE

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time. For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under public comment will be limited to a 3 minute presentation to insure that all interested parties have an opportunity to speak. Also, all persons addressing the Commission must state their name and County of residence for the record.

ALL MATTERS LISTED UNDER CONSENT CALENDAR ARE CONSIDERED TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION.

CONSENT CALENDAR

Approval of the agenda.

Approval of the minutes of July 12, 2016 and July 19, 2016.

PUBLIC HEARINGS:

***1. BIOREM ENERGY– CONDITIONAL USE PERMIT (CUP #2016-008) – CHOWCHILLA (DISTRICT #2) LEAD PLANNER: ROBERT MANSFIELD**

Biorem Energy, is requesting a Conditional Use Permit (CUP #2016-008) to allow an anaerobic bio-digester for an existing dairy operation. The property is owned by Vlot Brothers and is located on the northwest corner of the intersection of Avenue 21 and Road 4 (3197 Avenue 21), Chowchilla. The property is zoned ARE-40 (Agricultural, Rural, Exclusive-40 Acre) District. A draft Mitigated Negative Declaration (MND #2016-15) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size 647.63 acres. APN's: 020-120-003.

***2. ROGER LEACH – CONDITIONAL USE PERMIT (CUP #2016-013) – MADERA (DISTRICT #1) LEAD PLANNTER: BECKY BEAVERS**

Roger Leach is requesting a Conditional Use Permit (CUP #2016-013) to allow a church facility and charter school expansion. The property is owned by Valley West Christian Center and is located on the northeast corner of the intersection of Owens Street and Adell Street (26339 Adell Street), Madera. The property is zoned AR-5 (Agricultural, Rural-5 Acre) District. A draft Mitigated Negative Declaration (MND #2016-17) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 4.95 acres. APN's: 038-100-009 and 010.

***3. EMBREE ASSET GROUP, JOHN SHEILDS – CONDITIONAL USE PERMIT (CUP #2016-011) – MADERA (DISTRICT #5) LEAD PLANNER: JOEY DINH**

Embree Asset Group, John Shields is requesting an amendment to Conditional Use Permit (CUP #93-07) by Conditional Use Permit (CUP #2015-013) to allow a proposed Dollar General (retail) with associated parking. Building size is to be a one story 9,100 square feet. A Variance (VA #2016-001) will also be considered to allow for 28 parking spaces, where 37 parking spaces are required by ordinance. The property is owned by Maria G. Camin, Henri A. and Maria G. Rev Trust 2011, and Henri A. Camin. The property is located on the northeast corner of the intersection of Highway 41 and Road

417 (no address available), Coarsegold. The property is zoned PDD (Planned Development District) District. The Conditional Use Permit (CUP #2015-013) application was previously reviewed at the June 7, 2016 Planning Commission meeting but was returned to staff to request additional information. A draft Mitigated Negative Declaration (MND #2016-16) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA). Size: 1.25 acre. APN: 054-450-001.

PLANNING COMMISSION COMMENTS:

PLANNING DIRECTOR COMMENTS:

TENTATIVE MEETING DATES AND LOCATIONS:

Tuesday, September 6, 2016 @ 6:00 p.m. - Regular Meeting – Madera County Government Center, 3rd Floor Hearing Room, 200 West Fourth Street, Madera, California.

PLANNING COMMISSION MEETING PROCEDURES

Planning Commission meetings are conducted under the direction of the Chairman. Each item scheduled for public hearing at a Planning Commission meeting will be announced by the Chairman, and the hearing will be conducted as follows:

1. The Planning staff will present their report and recommendation on the matter being heard. Commission members will be provided an opportunity to question staff.
2. The Chairman will first ask the project applicant or proponent to present any points they feel the Commission should understand about their proposal. The Commission may ask questions.
3. The Chairman will ask those in support and then those opposed to the application to come to the podium and present any testimony they wish to give in regard to the proposal being considered.
4. The Chairman will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.
5. The public comment portion of the hearing will be closed and the matter will be deliberated by the Commission and a decision will be rendered.
6. Persons wishing to appeal a decision must present a written notice of appeal together with the fee to the planning commission secretary whose office is located at the Madera County Government Center 200 West 4th Street, 3rd floor, Madera CA. The notice and fee must be received within 15 days of the date the decision is rendered

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Commission in a public hearing must observe the following rules:

1. All testimony must be presented from the podium. When beginning to speak, first identify yourself, County of residence, and interest in the matter. This is required for the public record. Since all meetings are recorded, please speak clearly and use the microphone provided.
2. All remarks must be addressed to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Please keep your remarks as brief as possible. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Planning Commission hearings can involve highly emotional issues, so it is important that all participants conduct themselves with courtesy, dignity, and respect.
5. Whenever possible, written testimony should be presented as well as oral. Written testimony should be submitted for Planning Commission consideration in advance of the actual hearing date.